

Process Number	Applicant
00-154	Raymond Gabriel
00-419	G.A.W. Investments, Inc.
01-189	Archbishop John C. Favalora
01-404	93rd St. Community Missionary Baptist Church, Inc.
01-417	W.R.C. Properties Inc.
02-38	Miami-Dade County Transit Department

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 10/11/00 TO THIS DATE:

HEARING NO. 00-9-CZ8-1 (00-154)

34-52-41
Council Area 8
Comm. Dist. 2

APPLICANT: RAYMOND GABRIEL

NON-USE VARIANCE OF ZONING REGULATIONS requiring all living areas to be accessible to each other from within the building; to waive same to permit a detached building located behind the principal building with a living area consisting of a living room, den, 2 bedrooms and a bathroom.

A plan is on file and may be examined in the Zoning Department entitled "Existing Conditions at: Mr. Gabriel Residence," as prepared by Avelino R. Leoncio, Jr., AIA, dated 1/25/00 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4, Block 3, STARCK SUBDIVISION, Plat book 44, Page 96.

LOCATION: 1738 N.W. 110 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 3/25/02 TO THIS DATE:

HEARING NO. 01-6-CZ8-2 (00-419)

29-53-41
Council Area 8
Comm. Dist. 6

APPLICANT: G.A.W. INVESTMENTS, INC.

- (1) IU-2 to BU-3
- (2) SPECIAL EXCEPTION to permit site plan approval for a commercial development.
- (3) USE VARIANCE to permit an adult entertainment use in the BU-3 district as would be permitted in the IU-1 district.

OR IN THE ALTERNATIVE TO REQUESTS #1 THROUGH #3, THE FOLLOWING:

- (4) IU-2 to IU-1
- (5) SPECIAL EXCEPTION to permit site plan approval for an industrial development.

AND WITH EITHER SET OF REQUESTS, THE FOLLOWING:

- (6) NON-USE VARIANCE OF ZONING REGULATIONS requiring a continuously, densely planted greenbelt of not less than 8' in width, along all property lines abutting public rights-of-way; to waive same to permit a 4' wide greenbelt along the front (west) property line; a 6' wide greenbelt along the side street (south) property line and a minimum of 1' greenbelt along the east property line abutting an alley.

Plans are on file and may be examined in the Zoning Department entitled "Specific Purpose Radius Survey," as prepared by Biscayne Engineering Company, dated 11/17/00 and a site plan entitled "Adult Bookstore/Adult Video (sic) Store/Adult (mini) Theater," as prepared by McLaughlin Consulting Services, Inc. and dated 3/4/01 consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, LEJEUNE TERMINALS, Plat book 47, Page 24.

LOCATION: 2701 N.W. 42 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.41 Acre

IU-2 (Industry – Heavy)
IU-1 (Industry – Light)
BU-3 (Business – Liberal)

HEARING NO. 02-4-CZ8-1 (01-189)

3-53-41
Council Area 8
Comm. Dist. 6

APPLICANT: ARCHBISHOP JOHN C. FAVALORA

(1) GU to RU-4L

(2) SPECIAL EXCEPTION to permit site plan approval for a residential and religious facility.

A plan is on file and may be examined in the Zoning Department entitled "Archdiocese of Miami St. Vincent De Paul Elderly Housing and Parish Hall," as prepared by R. J. Heisenbottle, Architects, P.A., dated February 27, 2002 and dated stamped received March 25, 2002 and consisting of 9 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 53 South, Range 41 East, less the north 35' thereof.

LOCATION: 2000 N.W. 103 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.266 Acres

GU (Interim)

RU-4L (Limited Apartment House 23 units/net acre)

APPLICANT: THE 93RD STREET COMMUNITY MISSIONARY BAPTIST CHURCH, INC.

- (1) SPECIAL EXCEPTION and UNUSUAL USE to expand a religious facility and day care center onto additional property to the north, east and west.
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a building of public assemblage setback 10' (25' required) from the front (east) property line and setback 27' (50' required) from the interior side (south) property line and setback 20' (25' required) from the side street (north) property line.
- (3) NON-USE VARIANCE OF SPACING REQUIREMENTS requiring buildings of public assemblage not to be closer than 75' to an existing residential building; to waive same to permit the proposed religious facility and day care facility within 75' of residential buildings to the south.
- (4) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking spaces of 17.91' in depth (18' required) and with a back-out aisle of 21.99' (22' required) on Lot #6 to the east.
- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit drives and parking within 25' of an official right-of-way (not permitted).
- (6) NON-USE VARIANCE OF HEIGHT REQUIREMENTS to permit the religious facility with a height of 63' (35' permitted).
- (7) MODIFICATION of Condition #3 of Resolution 4-ZAB-443-71, passed and adopted by the Zoning Appeals Board, and last modified by Resolution 4-ZAB-311-92, reading as follows:

FROM: "3. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled 'Proposed One Story C.B.S. Addition for: 93rd Street Community Missionary Baptist Church,' consisting of 4 sheets, prepared by Soilprobe Engineering & Testing, Inc., dated received by Zoning Hearing Section Dade Co. Bldg. & Zoning Dept. on Dec. 30, 1991."

TO: "3. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled '2330 N.W. 93RD Street Church,' as prepared by P.A. Design Group, Inc., dated 12/3/01 and consisting of 8 sheets."

- (8) MODIFICATION of Conditions #2 & #9 of Resolution CZAB8-21-99, passed and adopted by Community Zoning Appeals Board #8, reading as follows:

FROM: "2. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled 'Proposed Day Care Center,' as prepared by Charles McKirahan, Jr., Architect, consisting of four sheets, dated revised Feb. 21, 1999."

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APPLICANT: THE 93RD STREET COMMUNITY M. B. C., INC.

PAGE TWO

TO: "2. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled '2330 N.W. 93RD Street Church,' as prepared by P.A. Design Group, Inc., dated 12/3/01 and consisting of 8 sheets."

FROM: "9. That the use shall be restricted to a maximum of 20 children."

TO: "9. That the use shall be restricted to a maximum of 70 children."

The purpose of this request is to allow the applicant to revise the plans previously approved for a religious facility and day care center in order to show the expansion onto additional property, additional parking areas and children.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14 and the west 10' of Lot 13, Block 1, of WEST LITTLE RIVER TRACT TWO, Plat book 24, Page 8. AND: The east 330' of the south 168' of the north ½ of the SW ¼ of the NE ¼ of the SW ¼, less the east 25' for right-of-way road, in Section 3, Township 53 South, Range 41 East, of re-platted plat to be recorded. AND: The east 75' of the west 335', less the south 168.5', thereof, in the north ½ of the SW ¼, of the NE ¼, of the SW ¼ of Section 3, Township 53 South, Range 41 East. AND: The east 75' of the west 260', less the south 168.5', thereof, in the north ½ of the SW ¼ of the NE ¼ of the SW ¼ of Section 3, Township 53 South, Range 41 East. AND: The east 75' of the west 560' of the north 112.03' of the north ½ of the SW ¼ of the NE ¼ of the SW ¼ of Section 3, Township 53 South, Range 41 East. AND: The east 75' of the west 485' of the north 112.03' of the north ½ of the SW ¼ of the NE ¼ of the SW ¼ of Section 3, Township 53 South, Range 41 East. AND: The west 7.15' of Lot 5, and all of Lot 6, Block 2, TROPICAL PARK, Plat book 6, Page 38.

LOCATION: 2330 N.W. 93 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.44 Acres Net

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: W. R. C. PROPERTIES, INC.

- (1) UNUSUAL USE to permit a partial filling of a lake.
- (2) USE VARIANCE to permit a hand car wash in the IU-2 district as would be permitted in the BU-1A district.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS to permit an office building with a height of 144.5' (70' permitted).
- (4) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 782 parking spaces (871 required).
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring all uses to be within an enclosed building and enclosed with walls; to waive same to permit a hand car wash within an open parking garage.

A plan is on file and may be examined in the Zoning Department entitled "1000 Waterford at Blue Lagoon," as prepared by T.V.S. Associates, Inc., dated 8/22/01 and a landscape plan as prepared by Roy Ashley and Associates, dated 12/5/01 resulting in both plans consisting of 20 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6A of Block 2 of BLUE LAGOON WEST SECTION FOUR, Plat book 132, Page 24.

LOCATION: The west side of N.W. 57 Court and lying 400'± south of Blue Lagoon Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 18.59 Acres

PRESENT ZONING: IU-2 (Industry – Heavy)

APPLICANT: MIAMI-DADE COUNTY TRANSIT DEPARTMENT

- (1) UNUSUAL USE to permit a day care center.
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a building for public assemblage to setback 15' 1" from the interior side (east) property line (50' required) from property under different ownership.
- (3) NON-USE VARIANCE OF SPACING REQUIREMENTS to permit a building for public assemblage spaced less than the required 75' from an existing residential building to the east.
- (4) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking spaces and driveways within 25' of the official rights-of-way (not permitted).

Plans are on file and may be examined in the Zoning Department entitled "Miami Dade County Transit Authority Day Care Facility," as prepared by PHS, Ronald E. Frazier & Associates, P.A., dated 2/15/02 and consisting of 3 sheets and a "Survey," as prepared by Precision Engineering & Surveying, Inc. and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "C", TRANSIT AUTHORITY PROPERTY, 1ST ADDITION, Plat book 120, Page 39 and Lots 23 and 24 of Block 59 of MELROSE HEIGHTS 4TH SECTION, Plat book 17, Page 21; TOGETHER WITH that portion of N.W. 33rd Avenue Right-of-way to be vacated, more particularly described as follows:

The south 135' of the dedicated 60' right-of-way for N.W. 33rd Avenue, between N.W. 34th Street and N.W. 35th Street, bounded on the west by the east line of Block 59, and bounded on the east by the west line of Block 46 of MELROSE HEIGHTS, 4TH SECTION, Plat book 17, Page 21.

LOCATION: 3298 N.W. 35 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.16 Acres

PRESENT ZONING: RU-2 (Two Family Residential)
RU-3 (Four Unity Apartment)